



Land Use Element Amendment

Advisory Committee Meeting 1

July 16, 2013



Agenda

- Introductory Comments
- Project Objectives
- Work Program and Project Schedule
- Project Scope
 - Areas of Potential Change
 - Preliminary Traffic Analyses
 - Work Program Technical Analyses
- Public Comments and Correspondence
- Public Comments on Non-Agenda Items
- Adjournment to August 6, 2013, 3:30 pm



Project Objectives

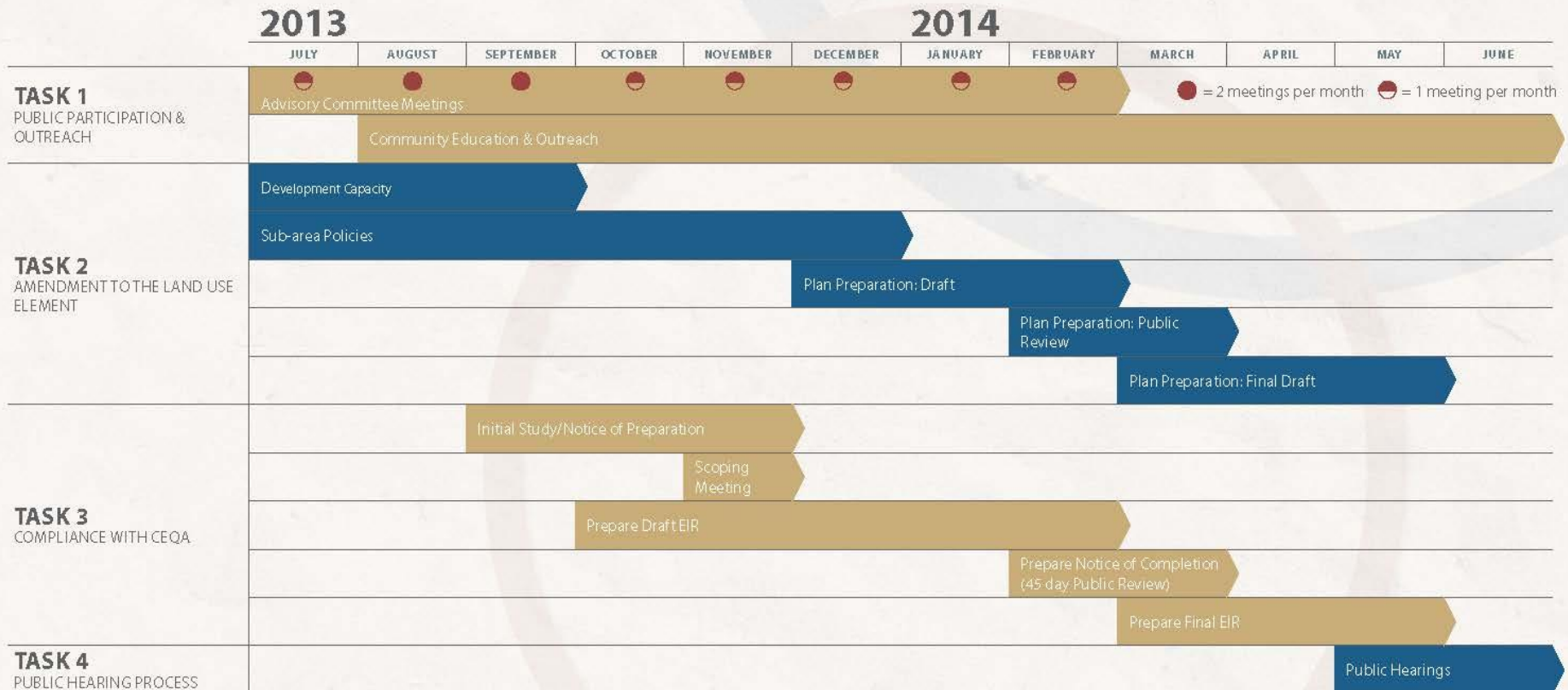
- Increase/decrease of development capacity in specific areas of the City.
- No net change in daily trip generation
- GP policy revisions to land use changes and Neighborhood Revitalization efforts



Work Program & Project Schedule

CITY OF NEWPORT BEACH

PROJECT TIMELINE





Areas of Potential Change



CITY OF NEWPORT BEACH GENERAL PLAN

Figure LU1
GENERAL PLAN
OVERVIEW MAP

Residential Neighborhoods

- RS-D Single-Unit Residential Detached
- RS-A Single-Unit Residential Attached
- RT Two-Unit Residential
- RM Multiple Unit Residential
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- RM-OS Multiple-Unit Residential / Open Space

Commercial Districts and Corridors

- CN Neighborhood Commercial
- CC Corridor Commercial
- GC General Commercial
- VS Visitor Serving Commercial
- RM Recreational and Marine Commercial
- RC Regional Commercial

Commercial Office Districts

- CO-G General Commercial Office
- CO-M Medical Commercial Office
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Industrial Districts

- IG Industrial

Airport Supporting Districts

- AO Airport Office and Supporting Uses

Mixed -Use Districts

- MU-V Mixed Use Vertical
- MU-H Mixed Use Horizontal
- MU-W Mixed Use Water Related

Public, Semi-Public and Institutional

- PF Public Facilities
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- City of Newport Beach Boundary

- Statistical Area Boundary



EIP

1499 Monrovia

Office Building (Vacant – City Owned)

Existing GP: Multiple-Unit Residential 18 DU/Acre (RM)

Recommended GP: Public Facilities (PF) or RM 18 DU/Acre

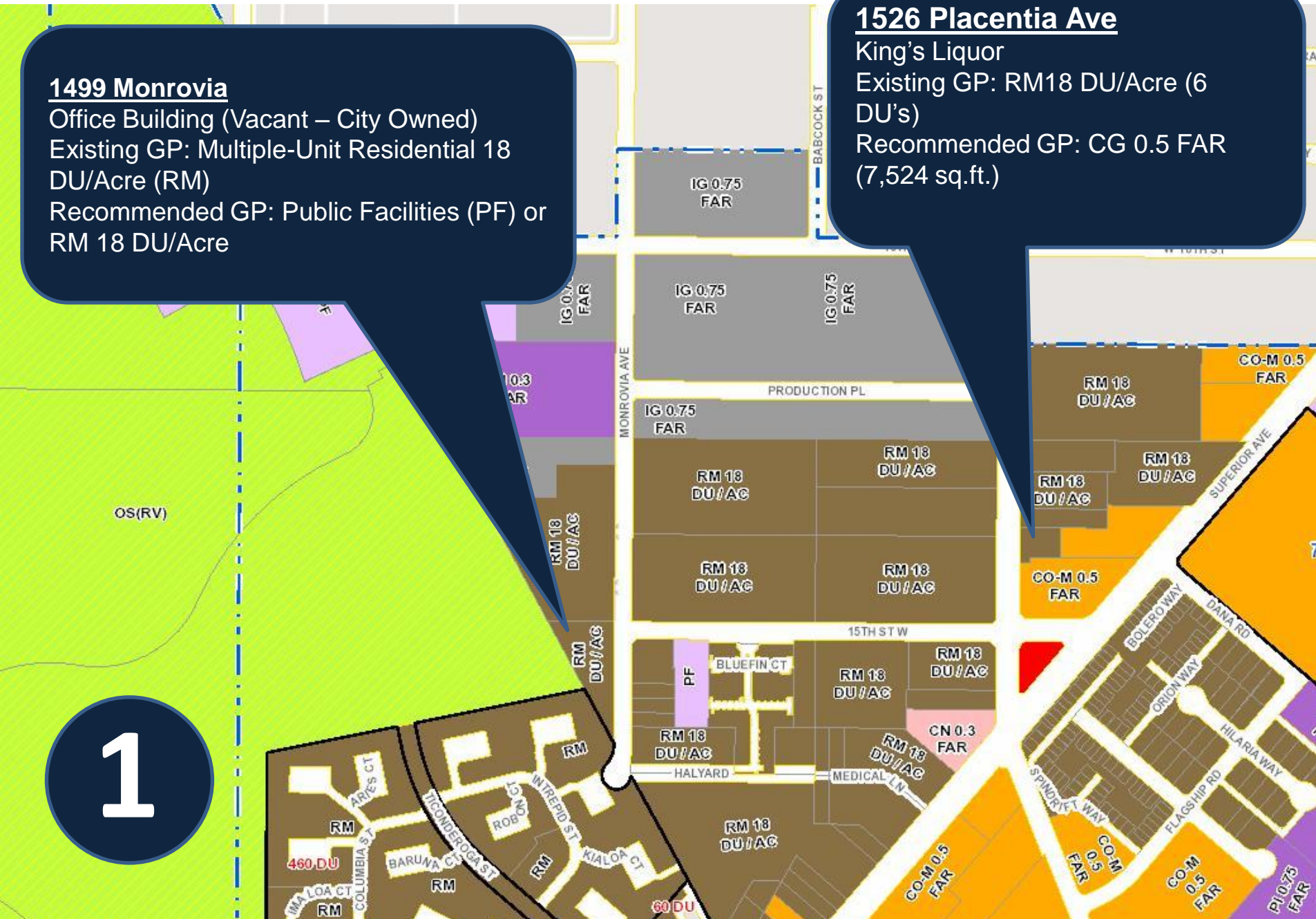
1526 Placentia Ave

King's Liquor

Existing GP: RM18 DU/Acre (6 DU's)

Recommended GP: CG 0.5 FAR (7,524 sq.ft.)

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0 0.475 0.95 Miles



EIP

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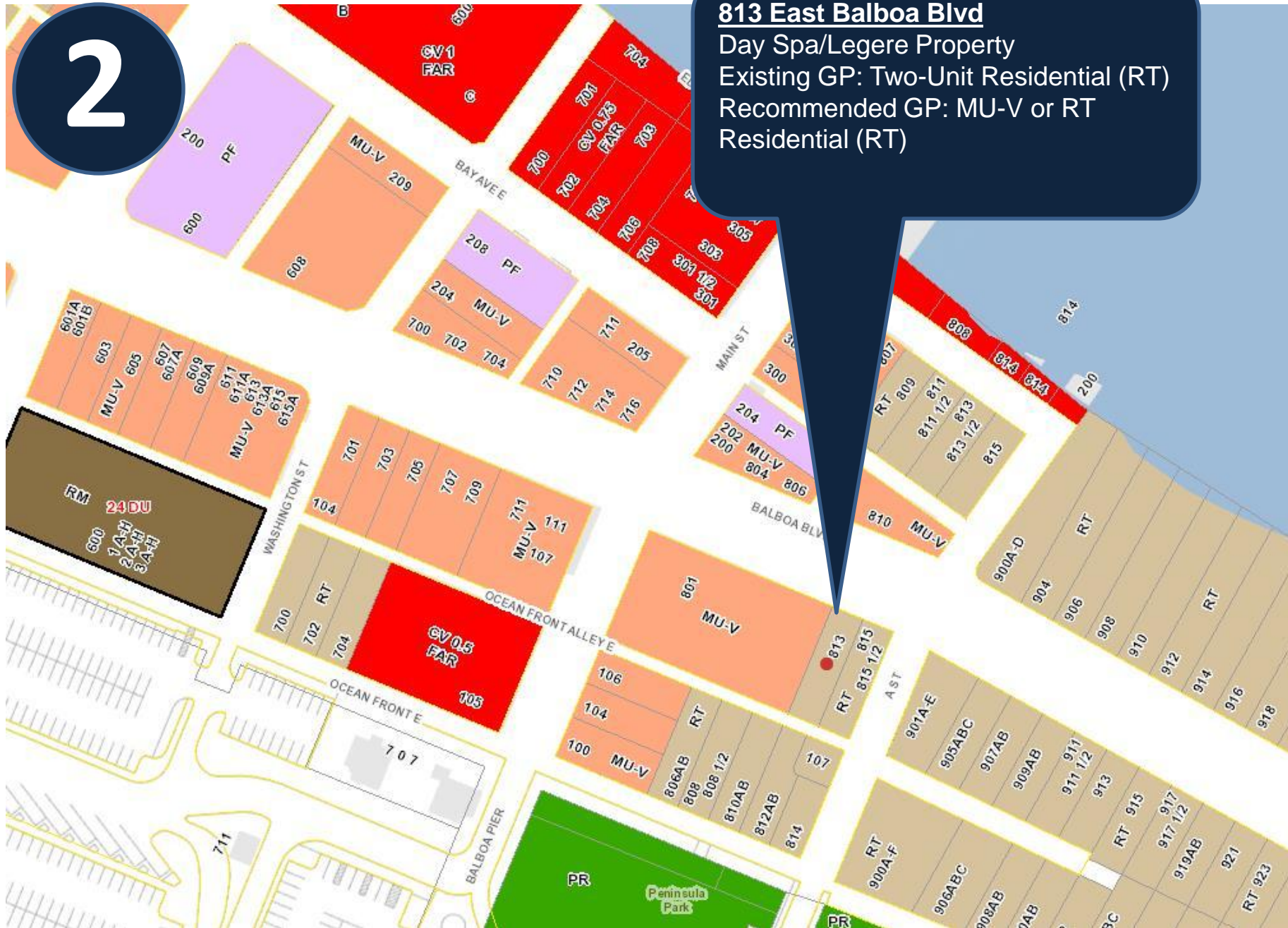
813 East Balboa Blvd

Day Spa/Legere Property

Existing GP: Two-Unit Residential (RT)

Recommended GP: MU-V or RT

Residential (RT)





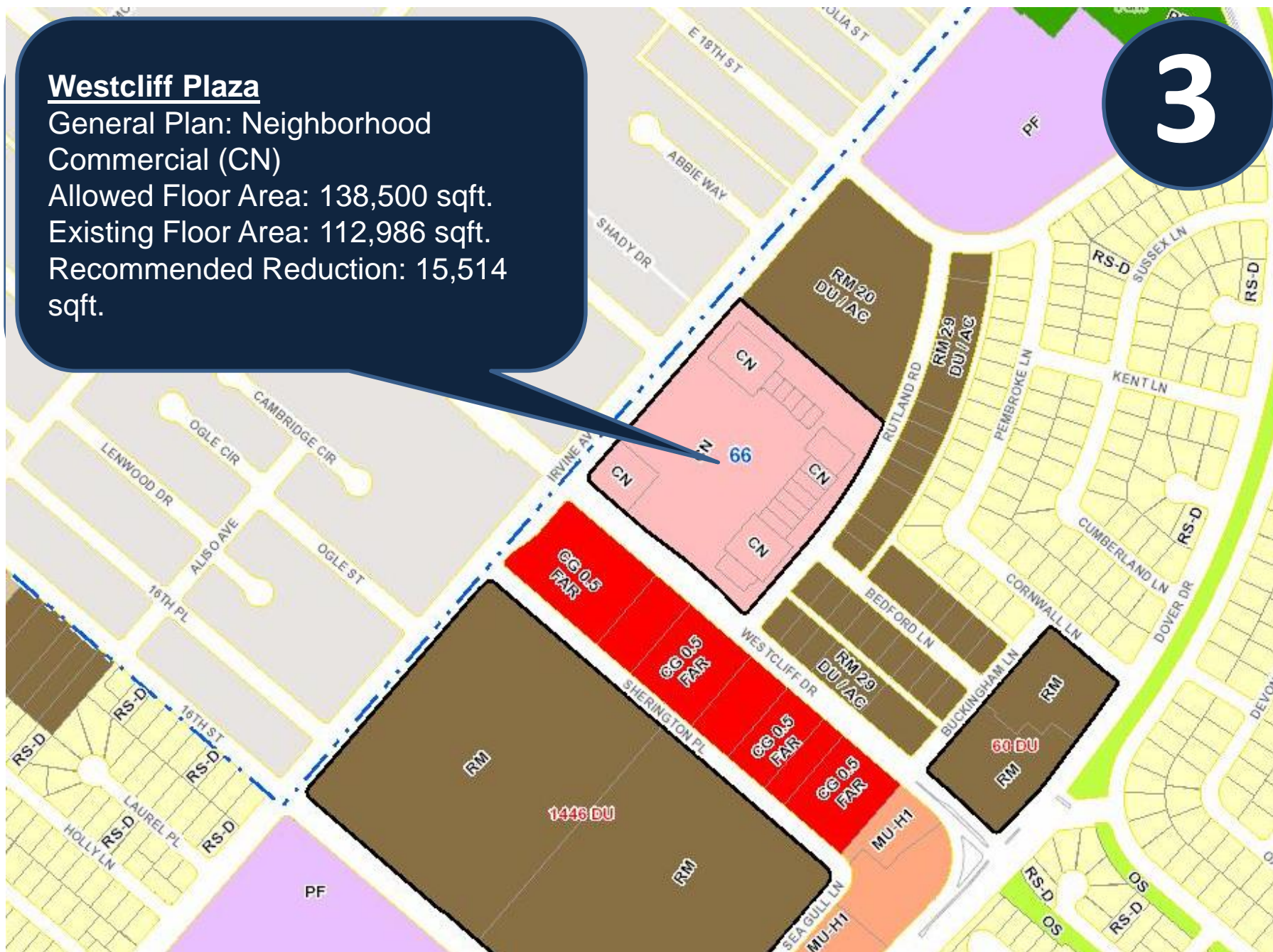
Westcliff Plaza
General Plan: Neighborhood
Commercial (CN)
Allowed Floor Area: 138,500 sqft.
Existing Floor Area: 112,986 sqft.
Recommended Reduction: 15,514
sqft.

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Airport Area

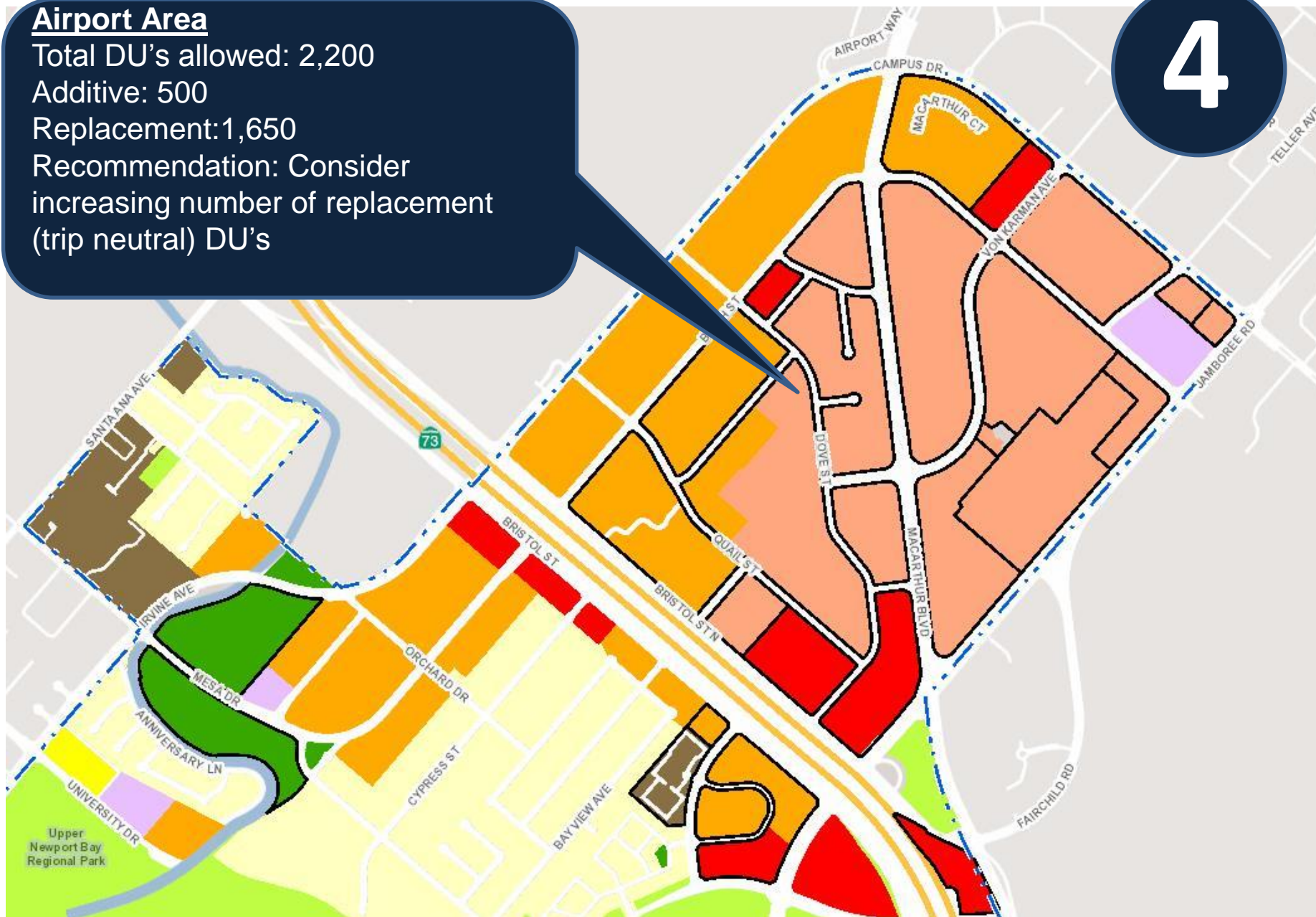
Total DU's allowed: 2,200

Additive: 500

Replacement: 1,650

Recommendation: Consider
increasing number of replacement
(trip neutral) DU's

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Newport Center/Fashion Island

Recommended Increases:

Regional Office: 400,000-500,000 sq.ft.

Regional Commercial (Fashion Island): 40,000-50,000 sq.ft.

Multi-Family Dwellings (Apartments): 400-500



Newport Coast Center

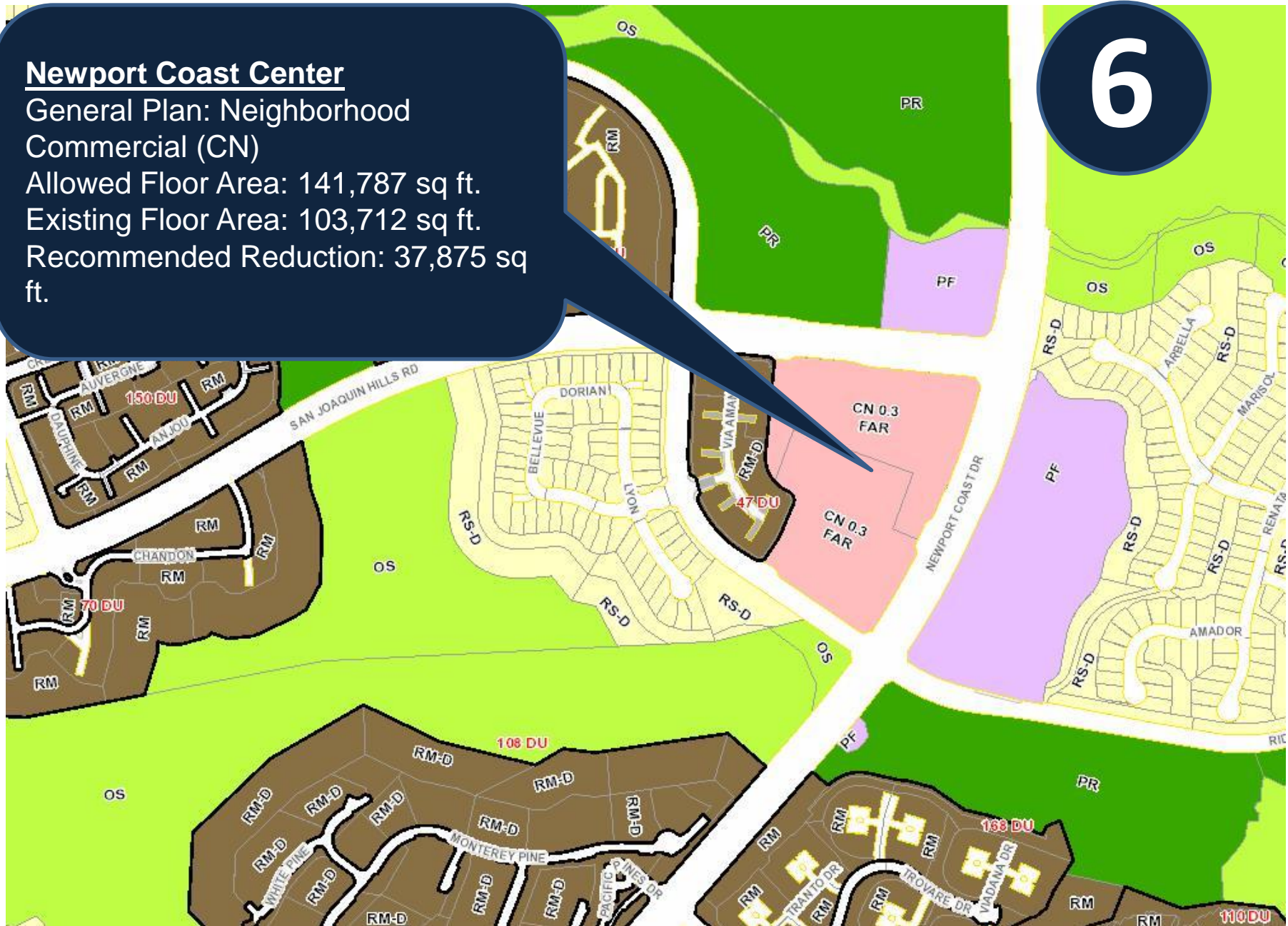
General Plan: Neighborhood
Commercial (CN)

Allowed Floor Area: 141,787 sq ft.

Existing Floor Area: 103,712 sq ft.

Recommended Reduction: 37,875 sq
ft.

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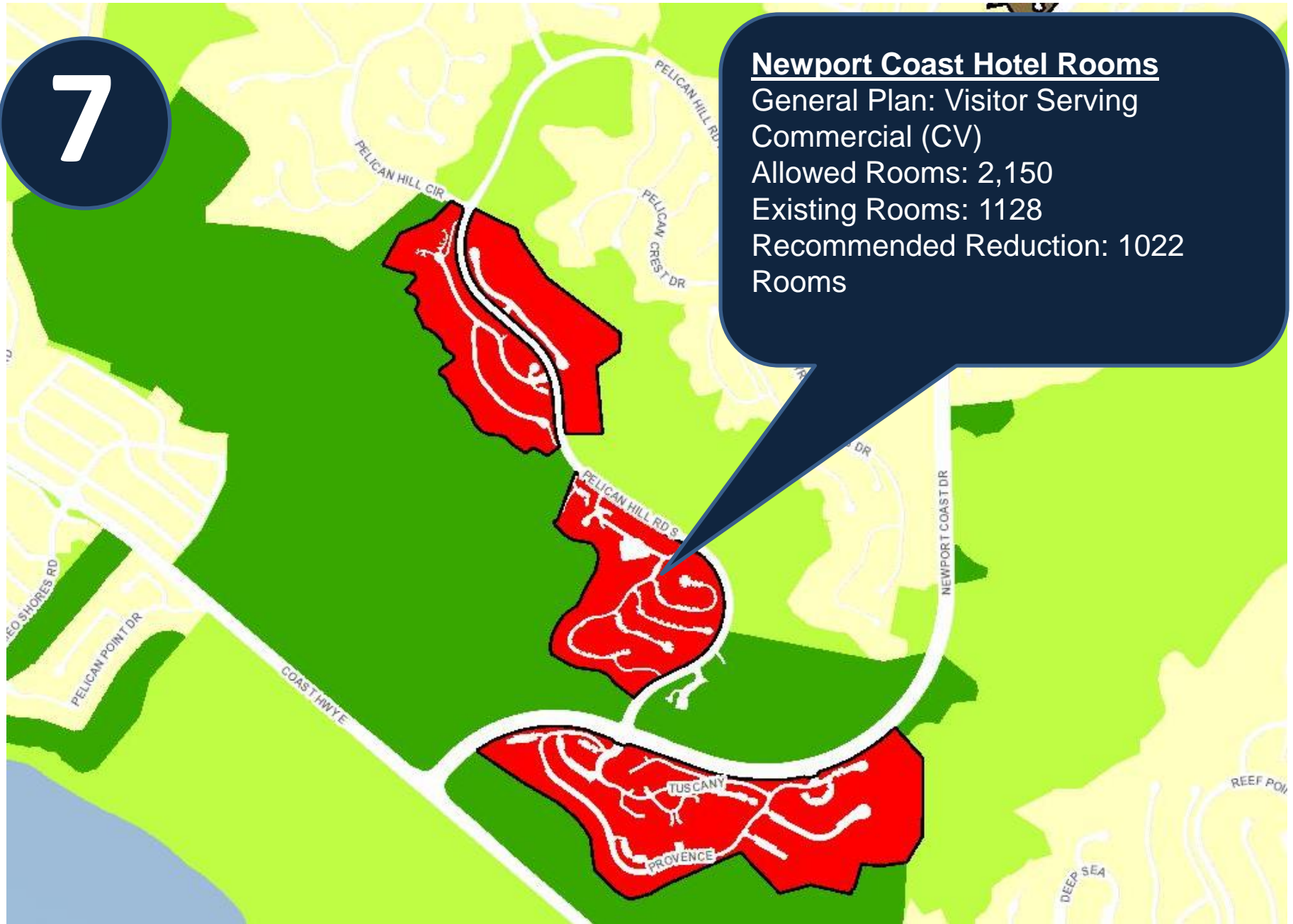
Newport Coast Hotel Rooms

General Plan: Visitor Serving
Commercial (CV)

Allowed Rooms: 2,150

Existing Rooms: 1128

Recommended Reduction: 1022
Rooms





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EIP
 2012-2013

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Trumark Homes (Fairway Villas)

20122 Santa Ana Avenue

General Plan: RM (14 DU/acre – 32 units)

Requested: RM (20 DU/acre – 46 units)

Recommendation: RM (14 DU/acre – 32 units)





Work Program Analyses

- Traffic
- Economic market & feasibility analyses
- Other criteria and information needed to make land use recommendations????



Public Comments



Adjournment

- Next Meeting: August 6, 2013, 3:30 pm